



**Zoning Board of Appeals Agenda**  
**Tuesday, July 20, 2021**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7423**

**ZBA 003-21**

Applicant  
Ward 1

**111 South Perryville Road**

Lamar Advertising

**Special Use Permit** for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-2, Limited Commercial Zoning District (**Referred back to ZBA by City Council**)

**ZBA 021-21**

Applicant  
Ward 14

**6684 Newburg Road**

Julia & Roberto Flores

**Zoning Map Amendment** from C-1, Limited Office Zoning District to R-1, Single-family Residential Zoning District

**ZBA 022-21**

Applicant  
Ward 2

**4405 Highcrest Road**

Anthony Perna for Provena St. Anne Center

**Variation** to increase the maximum allowed square footage of a freestanding sign for a nonresidential use in a Residential District from 48 square feet to 57.5 square feet along North Alpine Road in an R-1, Single-family Residential Zoning District

**ZBA 023-21**

Applicant  
Ward 3

**1238 East State Street**

Jennifer Kuroda for Swedish American Realty Corporation

**Special Use Permit** for a Mural on a building in a C-1, Limited Office Zoning District

**ZBA 024-20**

Applicant

Wards 5 & 11

**311 15<sup>th</sup> Avenue, 1706 Magnolia Street, 1611 & 1711 Seminary Street**

Attorney Sherry Harlan for International Women's Baseball Center and Rockford Park District

**Special Use Permit** for a Planned Unit Development for a museum campus, activities center, baseball field and parking lot in an I-1, Light Industrial Zoning District and R-2, Two-family Residential Zoning District

**ZBA 025-21**

Applicant  
Ward 3

**765 North Madison Street**

City of Rockford/ Rockford Public Library

**Special Use Permit** for a Mural on a building in a C-4, Urban Mixed-Use Zoning District

**ZBA 026-21**

Applicant

**Text Amendment**

City of Rockford

**Text Amendment** of the City of Rockford Zoning Ordinance to Article 80-009-D. All properties in Commercial and Residential Districts with gravel driveways

and/or gravel parking lots legally established shall conform to the regulations contained in Section 50-013-A of this Ordinance by November 1, 2023. Nothing in this provision allows illegally established nonconforming parking lots and driveways to remain.

**ZBA 027-21**

Applicant  
Ward 2

**2343 16<sup>th</sup> Avenue**

Alexis Bock

**Variation** to increase the maximum allowed fence height in the front yard along 20<sup>th</sup> Street from 4 feet to 6 feet in an R-1, Single-family Residential Zoning District

**ZBA 028-21**

Applicant  
Ward 11

**1021 12<sup>th</sup> Avenue**

Sengla Vanmanivong for Vanmanivong Trust 205

**Zoning Map Amendment** from C-2, Limited Commercial Zoning District to R-2, Two-family Residential Zoning District

**ZBA 029-21**

Applicant  
Ward 4

**7450 Ryebrook Road**

Kelly Dowda

**Variation** for a driveway addition in the front yards along Ryebrook Road and Ryebrook Court in an R-1, Single-family Residential Zoning District

**ZBA 030-21**

Applicant  
Ward 3

**513 East State Street**

City of Rockford/ Rockford Area Arts Council

**Special Use Permit** for a Mural on a building in a C-4, Urban Mixed-Use Zoning District

**ZBA 031-21**

Applicant  
Ward 5

**2315 South Main Street**

Avilene Hernandez Lopez

**Zoning Map Amendment** from C-1, Limited Office Zoning District to C-2, Limited Commercial Zoning District and a Special Use Permit for tire repair and sales in a C-2, Limited Commercial Zoning District

**ZBA 032-21**

Applicant  
Ward 5

**700 South Main Street**

Attorney Jeff Orduno for WPD 1, LLC

**Zoning Map Amendment** from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District

**ZBA 033-21**

Applicant  
Ward 2

**1680 North Alpine Road and 4420 Highcrest Road**

Nick DeBruler and Highcrest Centre, LLC

**Special Use Permit** for a drive-thru in conjunction with a fast food restaurant in a C-2, Limited Commercial Zoning District

## **ZBA MEETING FORMAT & PROCESS**

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, July 26, 2021 at 5:30 PM** in City Council Chambers (2<sup>nd</sup> floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, August 2, 2021**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meeting are the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month and Committee meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.